

**12/05/05 - Monday, December 5, 2005**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

**Meeting of December 5, 2005**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Vande Loo, Waedt, Duax, Kaiser, FitzGerald, Tappen, Ms. Kincaid, Ms. Jensen

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. **REZONING (Z-1339-05) “ C-2 TO R-3P, Maple and Third Streets**

**and**

**CONDITIONAL USE PERMIT (CZ-0537) “ Single-Family Dwelling in R-3P District,**

Four property owners have submitted a request to rezone property located on the west side of 3<sup>rd</sup> Street, between Walnut and Maple Street, from C-2 to R-3P and to adopt the General Development Plan with a conditional use permit for single-family homes. There are four lots with existing single-family homes on three lots. The remaining lot is vacant. The applicant states the nonconforming status of the property makes it difficult to receive financing or insurance. The proposed conditional use permit will make the existing homes conforming uses. The Comprehensive Plan recognizes the existing commercial zoning but allows less intense land uses consistent with existing development of the property and the surrounding zoning and development.

Carolyn Poepping, 1812 Cameron Street, spoke in support. She stated that she had circulated the petition for rezoning to the block to make the homes conforming and so a client could get financing to purchase a home.

Brian Risler, 920 Richard Drive, also spoke in support stating that his mortgage lender will only grant the loan if the use is conforming.

James Lant, 2128 3<sup>rd</sup> Street, petitioner and owner spoke in support.

No one appeared in opposition.

Mr. Tappen moved to recommend approval of the rezoning and to grant the conditional use permit. Mrs. Kincaid seconded and the motion carried.

2. **FINAL PLAT (P-13-05) “ D & J Acres, Town of Washington**

Hiess-Loken & Associates has submitted the final plat for D & J Acres located on the west side of Hwy 93, south of Tamara Drive, in the Town of Washington. The final plat creates 26 lots for single-family residential development. The lots will be served with private septic system and all lots are 1.5 acres in size or larger.

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The final plat conforms substantially to the preliminary plat as approved, including any conditions of the approval.

David Suchla, Developer, appeared in support.

Mr. FitzGerald moved to recommend approval of the plat. Mr. Kaiser seconded and the motion carried.

3. **FINAL PLAT (P-17-05) “ Arbor Heights, Condominium Town Homes, W. MacArthur Avenue**

MSA Professional Services have submitted the final condo plat for Arbor Heights Condominium Town Homes located at the southeast corner of W. MacArthur Avenue and Eldorado Boulevard. The final condo plat is consistent with the General Development Plan for the project but does have three fewer units and a larger detention area for drainage.

Rob Majeski, Developer, spoke in support.

Mr. Vande Loo moved to recommend approval of the final condo plat with conditions listed in the staff report. Mr. Duax seconded and the motion carried.

4. **STREET VACATION “ Minnesota Street**

and

**OFFICIAL MAP “ Avenue C Deletion**

Mr. Genskow presented a request from adjacent property owners to vacate a portion of Minnesota Street at its north end, which was never built or opened to traffic. There are no city utilities lying within the right-of-way nor does it impact any future utility or transportation needs of the city. The right-of-way for Avenue C west of Sherman Creek, has never been improved nor dedicated. Its removal from the Official Map would not impact any current or future utility and transportation needs of the city.

Mr. Duax moved to recommend the vacation of the segment of Minnesota Street. Mr. Tappen seconded and the motion carried.

Mr. Duax moved to recommend the deletion of the west end of Avenue C from the Official Map. Mr. Tappen seconded and the motion carried.

5. **SITE PLAN (SP-0568) “ Three Unit Residential/Office Project, 1<sup>st</sup> Avenue and Grand Avenue**

Dave Peterson presented a site plan for a 3-unit residential/office project located at the southwest corner of Grand Avenue and 1<sup>st</sup> Avenue. The property is presently a parking lot with 2 stalls leased. The applicant is requesting a 5% reduction for a bicycle rack being provided on the site. The state bicycle trail is across the street.

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Chuck Gable, owner, described his ownership of the property and conversations with the County pertaining to acquisition. There was a gas station on the site from 1938 to 1972. A phase I study showed the site clean.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Waedt seconded and the motion carried.

6. **DISCUSSION “ North River Fronts Neighborhood “ Down Zoning**

Mr. Tufte reported that the city has received a request from the Neighborhood Association to proceed with a planned down zoning of the neighborhood as provided in their neighborhood plan. Mr. Tufte pointed out that the concern of any down zoning is the creation of other non-conforming uses. Staff recommends that they conduct a detailed analysis of this area to determine what non-conformities may exist or created with the proposed down zoning and how to>

**DISCUSSION “ Development Review Reports**

Mr. Tufte distributed the monthly development reports for the City of Eau Claire. The Commissioners discussed the impact of the local economy on housing and commercial development. The report indicates that development is consistent with the past years. However, single-family housing starts are down this year from previous years. The Commission discussed possible causes for this.

**MINUTES**

The minutes of the meeting of November 14, 2005 were approved.

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Laura Jensen, Secretary